

**Notice of Public Hearing of the  
Hearing Officer of The City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Hearing Officer of the City of Yuma and to the general public that the Hearing Officer will hold a hearing open to the public on January 12, 2023 at 9:30 a.m. in City Council Chambers, One City Plaza, Yuma, AZ.

The Agenda for the hearing is as follows:

	<b>Agenda</b> <b>Hearing Officer Public Hearing</b> City Hall Council Chambers One City Plaza  <b>Thursday, January 12, 2023 9:30 a.m.</b>
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***City Hall Council Chambers will be open with limited public access.***

Public comment regarding any **agenda** item can be provided in written format to the Hearing Officer Secretary at email address [planning@yumaaz.gov](mailto:planning@yumaaz.gov) no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

**CALL TO ORDER**

**CONSENT CALENDAR** – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Hearing Officer or a member of the audience wishes to speak about an item.

**APPROVAL OF MINUTES**

- September 8, 2022
- November 10, 2022

**APPLICATIONS TO BE CONSIDERED**

1. **VAR-40750-2022:** This is a request by Michael and Susan Stensland for a variance to reduce the required minimum side yard setback from 7 feet to 0 feet, and increase the maximum lot coverage from 50% to 56.3% for the construction of a new shed and shade structure in the Recreation Vehicle Subdivision (RVS) District. The property is located at 5707 E. 32<sup>nd</sup> Street, Lot #1142, Yuma, AZ.

**ADJOURN**

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373

**Hearing Officer Meeting Minutes  
September 8, 2022**

A meeting of the City of Yuma's Hearing Officer was held on September 8, 2022, at City Hall Council Chambers, One City Plaza, Yuma, AZ.

**HEARING OFFICER** in attendance was Araceli Rodriguez.

**CITY OF YUMA STAFF MEMBERS** present included Alyssa Linville, Director of Planning and Neighborhood Services; Scott McCoy, Assistant City Attorney; Chad Brown, Associate Planner, and Alejandro Marquez, Administrative Specialist.

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**Rodriguez** called the meeting to order at 9:30 a.m.

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**CONSENT CALENDAR**

**Rodriguez** approved the minutes of August 11, 2022.

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**PUBLIC HEARINGS**

**VAR-40366-2022:** *This is a request by Juan Gamez, on behalf of Richard Barragan, for a variance to allow an accessory dwelling unit to surpass the maximum building area of 600 square feet to 1,200 square feet, in the High Density Residential/Infill Overlay (R-3/IO) District. The property is located at 912 South 1<sup>st</sup> Avenue, Yuma, AZ.*

**Chad Brown, Associate Planner**, summarized the staff report and recommended **Approval**.

**QUESTIONS FOR STAFF**

**Rodriguez** asked if the proposed Accessory Dwelling Unit (ADU) was going to be the main residence. **Brown** replied the proposed project would be the residence of the property owner. **Brown** then went on to say that the existing structure on the property would be changed to a single family home to allow the variance for an ADU.

**APPLICANT/APPLICANTS REPRESENTATIVE**

**Richard Barragan, 912 S. 1<sup>st</sup> Avenue, Yuma AZ**, was present and available for questions.

**OPEN PUBLIC COMMENT**

None

**DECISION**

**Rodriguez** granted the variance, subject to the Conditions of Approval in Attachment A, finding that the four criteria of Yuma City Code §154-03.04(D) (1) had been met.

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**Rodriguez** adjourned the meeting at 9:36 a.m.

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Minutes approved and signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Hearing Officer

**Hearing Officer Meeting Minutes  
November 10, 2022**

A meeting of the City of Yuma's Hearing Officer was held on November 10, 2022, at City Hall Council Chambers, One City Plaza, Yuma, AZ.

**HEARING OFFICER** in attendance was Ray Urias.

**CITY OF YUMA STAFF MEMBERS** present included Alyssa Linville, Director of Planning and Neighborhood Services; Amelia Domby, Senior Planner; Chad Brown, Associate Planner; Erika Peterson, Associate Planner; Diego Arciniega, Assistant Planner and Alejandro Marquez, Administrative Specialist.

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**Urias** called the meeting to order at 9:30 a.m.

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**CONSENT CALENDAR**

**Urias** continued the approval of the minutes of September 8, 2022 to the next hearing on January 12, 2023.

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**PUBLIC HEARINGS**

**VAR-40622-2022:** *This is a request by Mike Yoakum, on behalf of Maria Yoakum, for a variance to reduce the side yard setback from 7' to 5' and the front yard setback from 20' to 9'3" to allow the construction of a new garage, in the Low Density Residential (R-1-6) District for the property located at 2224 W. 16<sup>th</sup> Place, Yuma, AZ.*

**Diego Arciniega, Assistant Planner**, summarized the staff report and recommended **Approval**.

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANTS REPRESENTATIVE**

None

**OPEN PUBLIC COMMENT**

None

**DECISION**

**Urias** granted the variance, subject to the Conditions of Approval in Attachment A, finding that the four criteria of Yuma City Code §154-03.04(D) (1) had been met.

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**CUP-40534-2022:** *This is a request by Arcadis U.S., INC., on behalf of Whitman Properties, LLC, for a Conditional Use Permit for soil and ground water remediation in the General Commercial (B-2) District, on the property located at 1450 East 16<sup>th</sup> Street, Yuma, AZ.*

**Chad Brown, Associate Planner**, summarized the staff report and recommended **Approval**.

**QUESTIONS FOR STAFF**

**Urias** asked if the Conditional Use Permit (CUP) was for a one year period. **Brown** replied yes. **Urias** then asked if this was the first time the applicant requested a CUP for the property. **Brown** answered no, it was the second request. **Urias** commented would the City take into consideration extending the deadline from one year to two years. **Brown** stated that in the past time extensions have been granted. **Brown** added that the one year deadline referred to the installation of the equipment and that remediation efforts were not restricted to one year

**APPLICANT/APPLICANTS REPRESENTATIVE**

None

**OPEN PUBLIC COMMENT**

None

**DECISION**

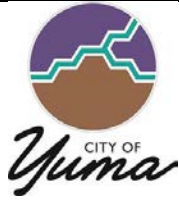
**Urias** granted the variance, subject to the Conditions of Approval in Attachment A, finding that the seven criteria of Yuma City Code §154-03.05(G)(2) had been met.

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**Urias** adjourned the meeting at 9:30 a.m.

Minutes approved and signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022. Assumed the

\_\_\_\_\_  
Hearing Officer



**STAFF REPORT TO THE HEARING OFFICER  
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES  
COMMUNITY PLANNING DIVISION  
CASE TYPE – VARIANCE  
Case Planner: Bob Blevins**

**Hearing Date:**

JANUARY 12, 2023

**Case Number:**

VAR-40750-2022

**Project**

**Description/Location:**

This is a request by Michael and Susan Stensland for a variance to reduce the required minimum side yard setback from 7 feet to 0 feet, and increase the maximum lot coverage from 50% to 56.3% for the construction of a new shed and shade structure in the Recreation Vehicle Subdivision (RVS) District. The property is located at 5707 E. 32<sup>nd</sup> Street, Lot #1142, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	Recreational Vehicle Subdivision (RVS)	RESIDENCE	MEDIUM DENSITY RESIDENTIAL
<b>North</b>	Recreational Vehicle Subdivision (RVS)	RESIDENCE	MEDIUM DENSITY RESIDENTIAL
<b>South</b>	Recreational Vehicle Subdivision (RVS)	RESIDENCE	MEDIUM DENSITY RESIDENTIAL
<b>East</b>	Recreational Vehicle Subdivision (RVS)	RESIDENCE	MEDIUM DENSITY RESIDENTIAL
<b>West</b>	Recreational Vehicle Subdivision (RVS)	RESIDENCE	MEDIUM DENSITY RESIDENTIAL

**Location Map:**



**Prior site actions:** None.

**Staff recommendation:**

Staff recommends **APPROVAL** of the request for a variance to reduce the required minimum side yard setback from 7 feet to 0 feet, and increase the maximum lot coverage from 50% to 56.3% for the construction of a new shed and shade structure in the Recreation Vehicle Subdivision (RVS) District, subject to the conditions outlined in Attachment A, because it meets the criteria of §154-.03.04 of the Yuma City Code.

Have there been any other variance requests of a similar nature in the vicinity and zoning district? YES.			
Case #	Nature of Variance Requested	Staff Recommendation	ZBA/Hearing Officer Action
VAR-31151-2020	Reduce side street setback to zero ft. for a carport.	Approval	Approved
VAR-13688-2016	Reduce the side yard setback to zero ft. for and awning.	Denial	Approved

**Staff Analysis:**

The subject property is approximately 60' X 40'. This is a typical lot size in this subdivision. It presently has a 23' X 35' manufactured home with an existing 8' X 20' carport on the north side plus an 8' X 10' shed close to the southeast corner of the home.

The property owner is requesting these variances to allow the construction of a new 9' X 29' patio cover at zero feet from the property line on the south side of the home. This new patio cover will necessitate the relocation and/or replacement of the central air conditioning unit and the shed. The new construction will also increase the lot coverage beyond the 50% maximum.

The applicant states:

"We are proposing to construct a permanent shade structure and replace an existing old metal storage shed. To best use the property areas, both the proposed new shed and shade structure would extend to our south property line. Our goal is to enjoy the open green space and community pedestrian path system adjacent to the south side of our property. ?c use the south side of our property, a shade structure is necessary in order to utilize the space at all. The existing shed is an old dilapidated metal shed in very poor condition. Replacing the existing shed will certainly improve the look of the neighborhood and enhance the experience for those using the pedestrian path.

"Because our options are limited due to existing conditions on our lot. This proposal is requesting a variance to the minimum side yard setback requirement and to exceed the maximum lot coverage required by City Code. Our request is for zero set back on south side and 56.3% coverage (see attached drawing for calculation)."

**1. Does the proposed variance meet the criteria of §154-03.04(D)(1) of the Yuma City Code?**

**A) "There is a special circumstance(s) or conditions(s) that applies to the property,**

**building, or use referred to in the application, that does not apply to most other properties in the district.”**

Is this statement correct for this application?

☒ Yes

☐ No

**Applicant Response:** *“The placement of our existing home sets much further back from the street than neighboring houses, limiting the space in our back yard due to the utility easement.*

*“There is an existing APS electrical transformer box that serves a portion of Country Roads located within our property on the north side of our home. The location of the box impedes our ability to use the north area functionally.*

*“Unlike most lots in Country Roads, our property is located adjacent to open green space that extends approximately 48’ to the south. The nearest neighboring house on the south is approximately 51’ away from our property line. This green space happens to be one of the largest water retention / green space areas in the park.”*

**Staff Analysis:** The subject property has an unusually-large APS transformer on the north side of the property approximately midway between the front and rear property lines, limiting construction on the north side. Additionally, the neighbor to the north has their air conditioning compressor within a few feet of the existing patio, further limiting the use of the subject property’s outdoor space.

**B) “The special circumstance was not created or caused by the property owner or applicant.”**

Is this statement correct for this application?

☒ Yes

☐ No

**Applicant Response:** *“The existing conditions were in place at the time we purchased our property in December, 2019 and were not created or caused by us.*

*“The intense sunshine on the south side makes a shade structure a necessity.*

*“Original placement of the home has the house setting very far back on the lot rendering the backyard space very small and unusable due to the utility easement.*

*“APS Transformer Box within our property, making the north east portion of our property very limited patio space.”*

**Staff Analysis:** The location and construction of buildings and awnings on this property was completed prior to the present owners purchase of the property.

**C) “The granting of the variance is necessary for the preservation of substantial property rights enjoyed by other property owners in the vicinity, under identical zoning designations.”**

Is this statement correct for this application?

☒ Yes

☐ No

**Applicant Response:** “Locating our patio on the south side will provide more privacy to our immediate neighbors on the north and east sides. Our neighbors to the south are approximately 51’ away rather than only a few feet as is the case with most properties in the area.

“Attractive permanent structure

“Removal of old metal structure.”

**Staff Analysis:** Since the south side of the property fronts on a green space/walking path, there is no dwelling close to the south property line. The new patio will provide the subject property owners, and their neighbors, privacy and quiet.

**D) “The granting of the variance will not be materially detrimental to any person residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public health, safety, and general welfare.”**

Is this statement correct for this application?

☒ Yes

☐ No

**Applicant Response:** “Roof gutters and downspouts will be installed on the new patio roof to ensure diverting drainage to the street rather than to the existing detention area to the south to prevent erosion.”

**Staff Analysis:** If approved, this variance will not override any Country Roads design standards. The site plan and construction drawings will require the approval of the Country Roads Design Review Committee, in addition to meeting all City of Yuma Building Safety and Fire Department Standards.

**2. Are any of the adjacent property owners opposed to this request?**

**Public Comments Received:**

Name:	Nancy Kirkelie				Contact Information: nancykirkelie@gmail.com							
Method of Contact:	Phone		FAX		Email	X	Letter		Other			
<b>Opposed.</b> See Attachment D.												
Name:	Kari Rex				Contact Information: karirex3@gmail.com							
Method of Contact:	Phone		FAX		Email	X	Letter		Other			
<b>Opposed.</b> See Attachment D.												



Name:	Ursula Farber			Contact Information: ursfarber@gmail.com						
Method of Contact:	Phone		FAX		Email	X	Letter		Other	
<b>In favor:</b> Ron Reneau & I (Ursula Farber) have no opposition to the addition of the Shade Cover or the new Shed on Lot 1142. These additions will definitely improve the appearance and livability of said property for the owners. Sincerely, Ron Reneau & Ursula Farber										

**External Agency Comments:**

None Received.

**Neighborhood Meeting Comments:**

See Attachment E.

**Proposed conditions delivered to applicant on:** 01/03/2023

**Final staff report delivered to applicant on:** 01/03/2023

<input checked="" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: 01/03/2023
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	(If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.)

**Attachments**

A	B	C	D	E	F	G	H	I
Conditions of Approval	Site Plan	Agency Notifications	Neighbor Comment	Neighborhood Meeting Comments	Site Photos	Neighbor Notification List	Neighbor Postcard	Aerial Photo

**Prepared By:**

*Robert M. Blevins*

**Date: 01-04-23**

Robert M. Blevins  
Principal Planner

Robert.Blevins@yumaaz.gov (928)373-5189

**Approved By:**

*Alyssa Linville*

**Date: January 4, 2023**

Alyssa Linville,  
Director of Planning and Neighborhood Services

**ATTACHMENT A**  
**CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed variance for the site:

**Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

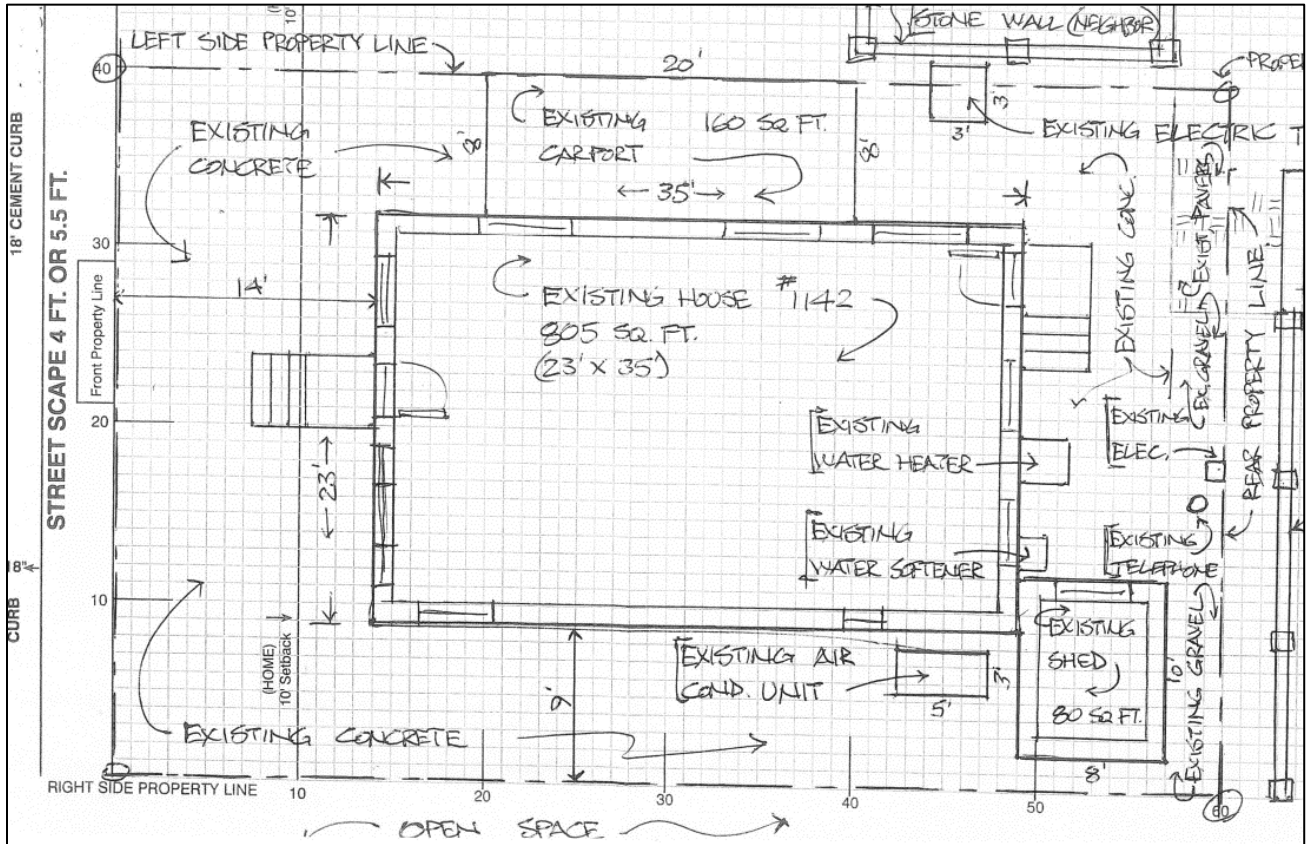
**Community Planning: Robert M. Blevins, Principal Planner, (928) 373-5189**

3. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Variance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for the property. In the event that the conditions are not completed within this time frame, the Variance shall be null and void.
4. In any case where a Variance has not been used within one year after the granting thereof, it shall be null and void.
5. Prior to the expiration date of the Variance, the applicant has the option to file for a one-year time extension.

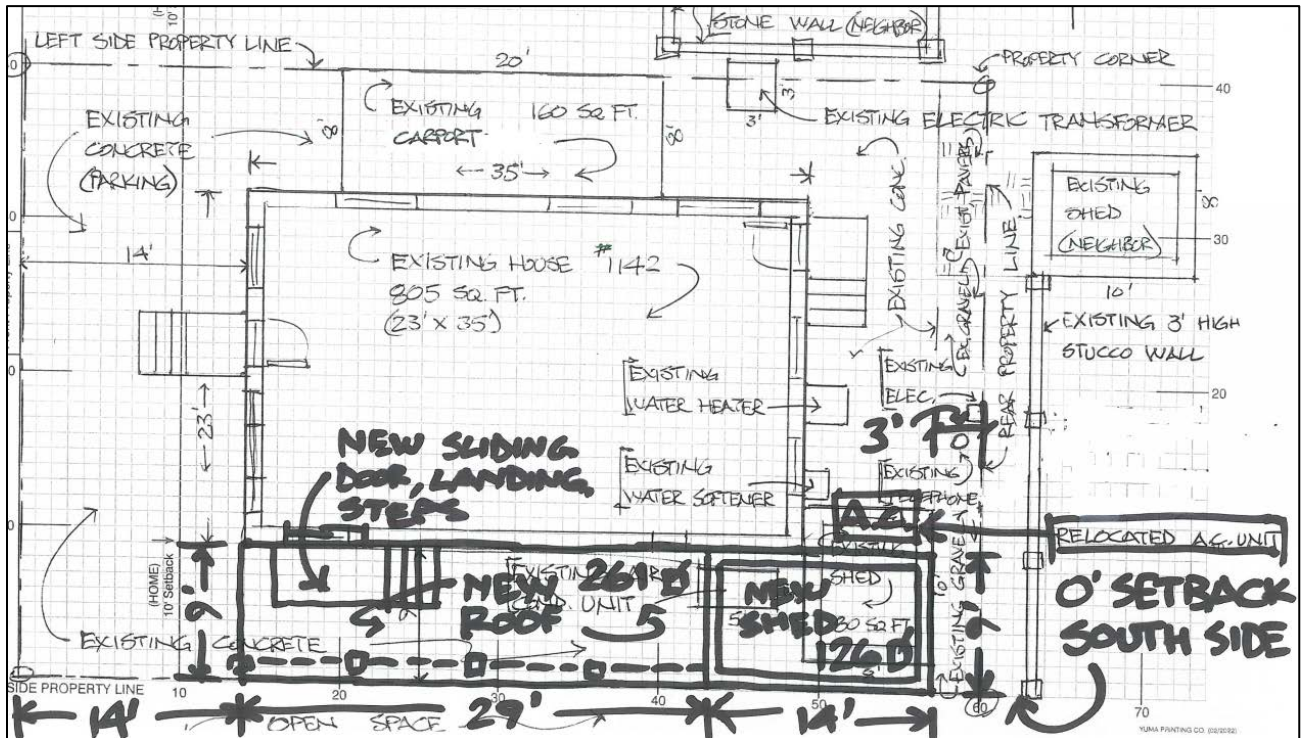
**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

# ATTACHMENT B SITE PLAN

## EXISTING



## PROPOSED



## ATTACHMENT C AGENCY NOTIFICATIONS


- Legal Ad Published: The Sun 12/23/22
- 300' Vicinity Mailing: 12/14/22
- Site Posted on: 12/12/22
- 34 Commenting/Reviewing Agencies Noticed:  
12/14/22

- Neighborhood Meeting Date: 12/20/22
- Hearing Date: 01/12/23
- Comments Due: 12/26/22

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	YES	12/09/22	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	12/05/22	X		
Yuma County Planning & Zoning	YES	12/14/22	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	12/05/22	X		
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	12/05/22	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineering	NR				
Fire	YES	12/12/22	X		
Building Safety	YES	12/06/22	X		
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	12/06/22	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D  
NEIGHBOR COMMENT**

**From:** Nancy Kirkelie <nancykirkelie@gmail.com>  
**Sent:** Tuesday, December 13, 2022 2:36 PM  
**To:** Blevins, Robert (Bob) - Principal Planner  
**Subject:** Variance request: 5707 E. 32nd. St. Lot 1142, Yuma, AZ

 **CAUTION:** External Email

Dear Sir:

I will not arrive in Yuma until after the stated public hearing on December 20, 2022, thus I am using this means to express my concern regarding the request.

This property is directly across the street from me and, while I empathize with the current owners, I object to building a shed on a zero setback on the side of the property next to the greenbelt.

Previous owners extended their patio into the access area at the back of the property up to the property line of the neighboring lot to the east, and the Stenslands have landscaped up to that wall, which is not in accordance with park regulations.

I have no objection to a shade structure next to the greenbelt, but a three-foot setback could be allowed rather than a zero lot line.

With the latest rules on shed size and heights, building on a zero lot line would be infringing on sightlines from my property, as well as property to the east.

If, however, a new shed were to be placed on the northeast corner of the property, the open greenbelt would not be compromised.

Property setbacks are meant to enhance the liveability of neighborhoods, as well as fire safety, and rules are made to withstand trends over time.

I hope that a compromise may be agreed upon that will satisfy all parties concerned.

. . . we missed the meeting as we are still in Oregon and we could not connect to hear it which the original email was about.. We will plan on the public meeting to attend.

We abutt Lot #1142 to the east (Lot 1125) and we will be arriving in CR in early January. I am hoping you will be presented with some pictures and exact placement of the shed the Stenslands are wanting to put in as I am not clear on the type of shade structure or its height which I'm sure will be addressed at the meeting.

A concern I have is that the alley easement behind us has been encroached upon as well on this lot. Before we arrived last year, our relatives had to contact a park handyman (Brian) as there was an issue with our water and he got it working again. It had gotten turned off or on (not sure of which). I know the Stenslands have landscaped the easement for their use, which we really don't have a problem with but they do have their dining table up against our shed where they smoke. (Darn it). Since our back wall was put up during strict regulations, we of course cannot take advantage of the extra alley space. My only reason for going into this detail is that I want to make sure that the shed or shade apparatus is not encroached in the alley the way their landscaping and their use has.

Of course others will follow as I can't see where all lots couldn't have the same treatment. Thank you for your time Robert.

Kari Rex  
503 560 2286

**ATTACHMENT E**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** 12/20/22

**Location:** At the property, Lot 1142.

**Attendees:**

Applicants: Michael and Susan Stensland

City Staff: Zenia Fiveash and Bob Blevins

Neighbors in Attendance: 6

**SUMMARY OF ATTENDEE(S)' COMMENTS RELATED TO THE PROJECT:**

Applicant- "2 items:

"1<sup>st</sup> is awning setback right to the property line. Will have gutter for to stop erosion of slope. Also will cut door into side of home where window is now and have stairs under awning- this is not parking.

"2<sup>nd</sup> part is roof coverage. 50% now. Will tear down old shed. New shed will take us to 53%. It will go on same footprints and bring forward. Close to window. Moving air conditioner. Awning posts on property line.

Neighbor: "Confusing me. Is it 7 ft. to zero ft. and moving shed still at 3 ft. and forward?

Neighbor: "Is it 53% or 56%. Are you grandfathered?

Neighbor: "How will the awning be attached? To the eave or cut the eave and not attached to the eave?

Neighbor: "How will it be attached? Is there a roof hangover?

City Staff: "If this variance is approved, the property owner will still have to meet all Country Roads and City of Yuma Building Safety reviews for construction and appearance.

Applicant: "We need this because on other side north exposure. We are on the greenbelt and not taking away from anyone or encroaching."

**MEETING ENDED AT 5:20 P.M**



ATTACHMENT F  
SITE PHOTOS



*South Property Line*



*APS Transformer on north side of home.*



# ATTACHMENT G

## NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code			
LESKO SUSAN	2856 TRINITY ST	VANCOUVER	BC	V5K 1E9	
MAINE RENEE L	PO BOX 323	CONGRESS	AZ	85332	
KENNEDY ROBERT M & MARY LOU A JT	5707 E 32ND ST #1101	YUMA	AZ	85365	
MCCULLOUGH DIANA	1048 KRISTEN DR	MEDFORD	OR	97504	
JOHNSON GLENNA L	RR2 SITE 3 BOX 7	WESTEROSE	AB	T0C 2V0	
REVOCABLE INTER VIVOS TRUST 6-17-1998		YUMA	AZ	85365	
TESKE STANLEY L	5707 E 32ND ST SPC 1167	YUMA	AZ	85365	
CAMPBELL FAMILY TRUST 12-17-2021	3600 COTTONWOOD LN	BERTHOUD	CO	80513	
MCCORD RICHARD E JR & GRETA JT	5707 E 32ND ST LOT 1169	YUMA	AZ	85365	
KIRBY RICHARD A	2820 36TH AVE	LONGVIEW	WA	98632	
SWAN JACQUE	PO BOX 1002	TUALATIN NORTH	OR	97062	
ECKEL DAVID N & EUNICE M JT	2420 E BUHLER AVE	BATTLEFORD	SK	S9A 1R2	
ALTHOF-CORRELL TRUST 11-21-2003	PO BOX 1329	WEAVERVILLE	CA	96093	
BARTLETT GARY E & PATRICIA M JT	5707 E 32ND ST #1207	YUMA	AZ	85365	
BUDZINSKI MAUREEN MARY	#27 4001 ETON BLVD 5707 E 32ND ST SPC 1133	SHERWOOD PARK	AB	T8H 0N8	
COURREGES CAROL A	3009 AMMONS DR	LONGVIEW	WA	98632	
FREIBURGER FAMILY TRUST 11-2-2000	180 RAINBOW DR	LIVINGSTON	TX	77399	
BLAETTLER JOSEPH P & RALETTE JT	12790 S E HACIENDA DR	DAMASCUS	OR	97089	
ARNDT DOUGLAS HAROLD & KATHRYN J JT	68 2710 ALLENBY WY	VERNON	BC	V1T 9P2	
HAMMEN GERALD J & JUDITH A JT	3351 N KEIN RD	MERCER	WI	54547	
5707 E 32ND STREET YUMA LLC	475 JACKSON CREEK RD	BOZEMAN	MT	59715	
ROOP REBECCA L	12761 IVANHOE ST	THORNTON	CO	80602	
GARRETT SANDRA H	1841 NICHOLS LN	CARSON CITY	NV	89706	
RYE KARL & BARBARA JT	5707 E 32ND ST LOT 1195	YUMA	AZ	85365	
HOGUE RAYMOND L & JUDITH TRUST 5-29-07	1548 HIGHCREST DR	MEDFORD	OR	97504	
KENT BARRY W & MERJA K	5707 E 32ND ST #1124	YUMA	AZ	85365	
HORNUNG ROBERT JOHN & AUDREY ALICE ANN CPWROS	106 STEIGER CRES	SASKATOON	SK	S7N 4K1	
SIMPSON BAXTER STOCKER & PAMELA ROSE ELLEN REVOCABLE TRUST 3-20-2020	5707 E 32ND ST SPC 1085	YUMA	AZ	85365	
KULLMANN CHRISTOPHER G	5707 E 32ND ST #817 816 W FRANCIS AVE #264	YUMA	AZ	85365	
QUIMBY LIVING TRUST 3-26-2015		SPOKANE	WA	99205	
HAYTER STANLEY F & LORRAINE M JT	PO BOX 8	MA-ME-O BEACH	AB	T0C 1X0	
RICH GRANT E & ROBERTA J JT	5707 E 32ND ST #1061	YUMA	AZ	85365	
COOKE ROBERTA L	498 NW SCENIC DR	GRANTS PASS	OR	97526	
PARADES LIVING TRUST 1-17-2020	P.O. BOX 822	LONG BEACH	WA	98631	
O'HARA KEVIN J & RENEE L J	5707 E 32ND ST #1095 3522 S MUDDY STRING RD	YUMA	AZ	85365	
WATKINS VIRGINIA		THAYNE	WY	83127	



HANSON LARRY E & SANDRA R JT	PO BOX 1338 9940 SW CENTURY OAK DR	YELM	WA	98597
HARRISON NORMAN F & HARRISON SHIRLEY A TRUST 3-9-94		TIGARD	OR	97224
ANDERSON DUANE & SUSAN	975 ROCKFORK CR	LAUREL	MT	59044
WRIGHT RICHARD EUGENE & PATTI LAVONE JT	14009 E NIXON	SPOKANE	WA	99216
KRAHN PETER M & ALICE E JT	13099 STACCATO DR	LAKE COUNTRY	BC	V4V 2S4
WILEY SHARON LEE	PO BOX 588	PORT TOWNSEND	WA	98368
KIRKELIE KENNETH D & NANCY SUE JT	2037 NW DORAL ST	MCMINNVILLE	OR	97128
HALL DOUGLAS ROY & KELLY SHERMAN	PO BOX 2306	PALMER	AK	99645
MULLER FAMILY TRUST 10-23-2019	5707 E 32ND ST #1166	YUMA	AZ	85365
MACKENZIE ANNE	5707 E 32ND ST #1170	YUMA	AZ	85365
ORRELL JUDY	8529 SW 160TH AVE	ALOHA	OR	97007
BEDNEY BERNARD J	11374 E 37TH LN	YUMA	AZ	85367
SWAN JACQUE S & OWEN LINDA L & HEUERMAN ELISE M	22445 SW RIGGS RD	ALOHA	OR	97007
WOODS GLEN R & MARLETTA JT	5707 E 32ND ST #1212	YUMA	AZ	85365
LANE E JOYCE	5707 E 32ND ST #1213 5707 E 32ND ST UNIT 1132	YUMA	AZ	85365
MCCLARTY ROBERT & LANIS JT		YUMA	AZ	85365
ROE ORBIT TRUST	1430 N AURORA AVE	EAST WENATCHEE	WA	98802
VAN KLEECK FAMILY TRUST 10-4-06	5707 E 32ND ST #1141 5707 E 32ND ST SPC 1142	YUMA	AZ	85365
STENSLAND MICHAEL V & SUSAN M		YUMA	AZ	85365
GILMORE GERALD & JANICE JT	12790 SE HACIENDA DR	DAMASCUS	OR	97089
KING ANN E	5707 E 32ND ST #1177 5707 E 32ND ST SPC 1178	YUMA	AZ	85365
GARRETT DONALD & SANDRA		YUMA	AZ	85365
BAYLEY DAVID C & JEAN R TRUST 11-21-00	5707 E 32ND ST #1179	YUMA	AZ	85365
MARLER JACK K & BEATRICE K TRUST 6-3-2016	5707 E 32ND ST #1180	YUMA	AZ	85365
GRIEVE JEAN R	468 S GARFIELD ST	DENVER	CO	80209
LINDSTROM WILLIAM & SANDRA	PO BOX 216	FLORENCE	MT	59833
REX MICHAEL WILLIAM & KARI LYNN	1305 NW ZINFANDEL CT	MCMINNVILLE	OR	97128
SO TERESITA H	PO BOX 78123	SAN FRANCISCO	CA	94107
KROKOSKI ROBERT W & LINDA R	PO BOX 246	MILL CITY	OR	97360
OHALLORAN GARY & CARI	339 WILD RICE WAY	WILMINGTON	NC	28412
BUNN BARBARA RUTH	5707 E 32ND ST #1086 5707 E 32ND ST LOT 1090	YUMA	AZ	85365
MAINS MARY		YUMA	AZ	85365
KING EUGENE RALPH LIVING TRUST 12-15-2021	1202 NE 136TH AVE	PORTLAND	OR	9.72E+08
SMITH JUDITH L & DAVID W	5707 E 32ND ST #1093	YUMA	AZ	85365
HONRUD DUANE E	10955 IDITAROD CIR	EAGLE RIVER	AK	99577
BALL JO ANN	5707 E 32ND ST #1062 31472 WINDING HILLS RD	YUMA	AZ	85365
JACOBSON JOHN H & TWILLA		POLSON	MT	59860
MCKAY SALLY M	5707 E 32ND ST SPC 1065	YUMA	AZ	85365
STRECKFUS THOMA KEVIN & KAREN ANN FAMILY TRUST 8-24-2005	5707 E 32ND ST #1066 4530 S VERBENA ST UNIT 315	YUMA	AZ	85365
BRAUER SUZANNE GRIEVE & WALTER C III		DENVER	CO	80206
MUELLER FAMILY 2004 TRUST	PO BOX 206	JAMESTOWN	CA	95327
BRANDT LINDA L TRUST 7-18-2012	5707 E 32ND ST #1157	YUMA	AZ	85365
LAMARCHE-KATERENCHUK MARIE	5707 E 32ND ST #1158	YUMA	AZ	85365

BOYANOVSKY TRUST 5-20-2005	145 N SHARON RD	TYGH VALLEY	OR	97063
ORR FAMILY TRUST 3-23-1993	4205 MISSION BEACH RD	TULALIP	WA	98271
PUSHKARENKO JOSEPHINE	5707 E 32ND ST #1105	YUMA	AZ	85365
HEDDEN BARBARA J	5707 E 32ND ST SPC 1106	YUMA	AZ	85365
DENNISON JOHN H & LYNDA M JT	5707 E 32ND ST #1107	YUMA	AZ	85365
COUNTRY RD RV VILLAGE PROP OWN ASSOC	5707 E 32ND ST #1127	YUMA	AZ	85365
MARTIN LOWRY & MARGARET JT	5707 E 32ND ST #1259	YUMA	AZ	85365
ROBERTS ARDEN C & CAROL J JT	4218 VASHON DR NE	LACEY	WA	98516
ADAMS CHARLES W & BETTY K JT	1305 9TH ST E	POLSON	MT	59860
OPP FAMILY TRUST 6-27-12	5707 E 32ND ST SPC 1147	YUMA	AZ	85365
RYE LAUREL OSNES & KJELL JON	2984 DOGWOOD TERRACE	LUMMI ISLAND	WA	98262
GIBSON KELTON W & DONNA CPWROS	5707 E 32ND ST #1149	YUMA	AZ	85367
PIERSON MICHAEL K & MARCEIA L JT	411 N 6TH ST	EMERY	SD	57332
LANG STUART A	2478 OCEAN AVE	SIDNEY	BC	V8L 1T4
CARROLL DONALD TRUST 02-23-1999 & CARROLL DARLENE TRUST 02-23-1999	371 E ST	LEBANON	OR	97355
TOLVA STEPHEN A	PO BOX 63	NASELLE	WA	98638
RYAN MICHAEL W & LINDA K JT	2818 CASCADE DR	LEBANON	OR	97355
RENEAU RONALD &	555 FREEMAN RD SPC 168	CENTRAL POINT	OR	97502
RUND ROGER & RHONDA CPWROS	4513 QUAIL CREEK TRCES S	PITTSBORO	IN	46167
RENEAU MARGARET L	502 200 BELLEROSE DR	ST ALBERT	AB	T8N 7P7
RENFROW DALE & LIZ TRUST 11-7-2000	8214 S OLD FARM PL	MERIDIAN	ID	83642
LEFORD JAMES A & CORINNE R	5707 E 32ND ST # 1077	YUMA	AZ	85367
MITTENDORF BRADLEY ALLEN & LIZABETH KATHRYN	514 AMERICAS WAY STE 10638	BOX ELDER	SD	57719
DAVIDSON PHILIP JOHN	630 N 5TH ST	AUMSVILLE	OR	97325
FARMER DIANNA LYNN	5707 E 332ND #1080	YUMA	AZ	85365
HIEMSTRA SIDNEY G & GUDRUN IRENE JT	2868 CROYDON DR	SURREY	BC	V3Z 0C5
SALTER DONALD RALPH & CAROL ANN JT	4 DALE MEADOW WAY	MARKHAM	ON	L6E 1B5

**ATTACHMENT H  
NEIGHBOR MAILING**

This is a request by Michael and Susan Stensland for a variance to reduce the required minimum side yard setback from 7 feet to 0 feet, and increase the maximum lot coverage from 50% to 56.3% for the construction of a new shed and shade structure in the Recreation Vehicle Subdivision (RVS) District. The property is located at 5707 E. 32<sup>nd</sup> Street, Lot #1142, Yuma, AZ.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
VAR-40750-2022**

**NEIGHBORHOOD MEETING**  
12/20/2022 @ 5:00PM  
ON-SITE

**PUBLIC HEARING**  
1/12/2023 @ 9:30AM  
City of Yuma Council Chambers  
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of 5707 E. 32<sup>nd</sup> Street, Lot #1142, Yuma, AZ, you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Robert Blevins by phone at (928)373-5189 or by email at [Robert.Blevins@YumaAz.gov](mailto:Robert.Blevins@YumaAz.gov)

**ATTACHMENT I**  
**AERIAL PHOTO**

